

SCHEDULE B - PART II : EXCEPTIONS

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I "REQUIREMENTS" ARE MET. NOT A SURVEY RELATED ITEM
2. REAL ESTATE TAXES, OTHER PUBLIC CHARGES (INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS BY ANY COUNTY, MUNICIPALITY, METROPOLITAN DISTRICT OR COMMISSION) AND THE BALANCE OF ANY SUCH CHARGES PAYABLE ON AN ANNUAL BASIS WHICH ARE NOT YET DUE AND PAYABLE. NOT A SURVEY RELATED ITEM
3. RIGHTS OR CLAIMS OF PARTIES OTHER THAN THE INSURED IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY. NOT A SURVEY RELATED ITEM
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. AS SHOWN HEREON
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. AS SHOWN HEREON, IF ANY
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR AFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY RELATED ITEM
7. THE POLICY WILL INSURE AGAINST LOSS OR DAMAGE AS A RESULT OF ANY PAST, PRESENT OR FUTURE VIOLATIONS OF RESTRICTIONS, COVENANTS, BUILDING SETBACK LINES, EASEMENT AREAS, WIDENING STRIPS, PARTITION WALLS OR OTHER LIMITATIONS AND RESTRICTIONS RELATING TO THE PROPERTY INSURED WILL NOT WORK A FORFEITURE OR REVERSION OF THE TITLE OR RESULT IN A LIEN OR CHARGE SUPERIOR TO THE INTEREST OF THE MORTGAGEE/DEED OF TRUST TO BE INSURED AND THAT THE SAME HAVE NOT BEEN VIOLATED AS OF THE DATE OF POLICY. NOT A SURVEY RELATED ITEM
8. ALL TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEAR, A LIEN NOT YET DUE AND PAYABLE. NOT A SURVEY RELATED ITEM
9. SUBJECT TO ANY RECORDED OR UNRECORDED LEASES AND SUBJECT TO THE RIGHTS OF TENANTS IN ANY LEASES. NOT A SURVEY RELATED ITEM
10. NOTWITHSTANDING THE RECITATION OF ACREAGE/AND OR SQUARE FOOTAGE CONTAINED IN SCHEDULE A HEREOF, NOTHING CONSTRUED AS A GUARANTEE OF THE COMPUTATION OF SUCH ACREAGE OR SQUARE FOOTAGE. AS SHOWN HEREON
11. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN NOT A SURVEY RELATED ITEM
12. EASEMENT GRANTED TO APPALACHIAN ELECTRIC POWER COMPANY BY INSTRUMENT DATED AUGUST 31, 1948 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN DEED BOOK 101, PAGE 338. APPEARS TO AFFECT SUBJECT PROPERTY, NOT PLATTABLE WITH INFORMATION PROVIDED
13. EASEMENT GRANTED TO LEE TELEPHONE COMPANY BY INSTRUMENT DATED AUGUST 31, 1948 RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN DEED BOOK 68, PAGE 544. APPEARS TO AFFECT SUBJECT PROPERTY, NOT PLATTABLE WITH INFORMATION PROVIDED
14. EASEMENT GRANTED TO COMMONWEALTH OF VIRGINIA BY INSTRUMENT DATED OCTOBER 13, 1964 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN DEED BOOK 189, PAGE 516. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY
15. EASEMENT GRANTED TO COMMONWEALTH OF VIRGINIA (ORDER) BY INSTRUMENT DATED MARCH 1, 1965 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN DEED BOOK 191, PAGE 689. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY

PARKING INFORMATION:

SPACES: 108
HANDICAP SPACES: 6
TOTAL SPACES: 114

OWNER INFORMATION:

OWNER(S) : MITCHELL FLOYD PROPERTIES, LLC.
LEGAL REF. : INSTRUMENT #060007376

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE HENRY COUNTY SUBDIVISION ORDINANCE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HENRY COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT O'CLOCK .M. ON THIS DAY OF , 2019.
TESTE: JENNIFER R. ASHWORTH
CLERK

BY:
DEPUTY CLERK

- 16. EASEMENT GRANTED TO COMMONWEALTH OF VIRGINIA BY INSTRUMENT DATED MAY 26, 1967 RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN DEED BOOK 205, PAGE 446. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY
17. EASEMENT GRANTED TO HENRY COUNTY PUBLIC SERVICE AUTHORITY BY INSTRUMENT DATED APRIL 9, 1971 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN DEED BOOK 231, PAGE 122. APPEARS TO AFFECT SUBJECT PROPERTY, NOT PLATTABLE WITH INFORMATION PROVIDED
18. EASEMENT GRANTED TO HENRY COUNTY PUBLIC SERVICE AUTHORITY BY INSTRUMENT DATED JULY 9, 1996 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN DEED BOOK 717, PAGE 178. AS SHOWN HEREON
19. DRAINAGE EASEMENT BY INSTRUMENT DATED AUGUST 11, 2004 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA AS INSTRUMENT NO. 040005788. AS SHOWN HEREON
20. EASEMENT AGREEMENT BY INSTRUMENT DATED AUGUST 17, 2004 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA AS INSTRUMENT NO. 040005787. AS SHOWN HEREON
21. EASEMENT GRANTED TO SOUTHWESTERN VIRGINIA GAS COMPANY, A VIRGINIA CORPORATION BY INSTRUMENT DATED SEPTEMBER 29, 2004 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA AS INSTRUMENT NO. 040006756. APPEARS TO AFFECT SUBJECT PROPERTY, NOT PLATTABLE WITH INFORMATION PROVIDED
22. MATTERS AS SHOWN ON PLAT OF SURVEY: FOR RIVES ROAD PARTNERS, L.L.C., DATED JUNE 5, 2006, PREPARED BY GARDNER LAND SURVEYING, INC., RECORDED IN MAP BOOK 93, PAGE 153 IN THE HENRY COUNTY CIRCUIT COURT CLERK'S OFFICE. AS SHOWN HEREON
23. DEED OF SUBDIVISION AND DECLARATION OF EASEMENT BY INSTRUMENT DATED JULY 11, 2006 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA AS INSTRUMENT NO. 060004411. AS SHOWN HEREON
24. FINAL DECREE ENTERED FOR PARKING AND INGRESS AND EGRESS DATED NOVEMBER 21, 2006 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA AS INSTRUMENT NO. 060007107. APPEARS TO AFFECT SUBJECT PROPERTY, NOT PLATTABLE WITH INFORMATION PROVIDED
25. EASEMENT GRANTED TO APPALACHIAN POWER COMPANY BY INSTRUMENT DATED MARCH 28, 2007 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA AS INSTRUMENT NO. 070002991. APPEARS TO AFFECT SUBJECT PROPERTY, NOT PLATTABLE WITH INFORMATION PROVIDED
26. EASEMENT GRANTED TO HENRY COUNTY PUBLIC SERVICE AUTHORITY BY INSTRUMENT DATED SEPTEMBER 10, 2017 AS RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA AS INSTRUMENT NO. 170003720. APPEARS TO AFFECT SUBJECT PROPERTY, NOT PLATTABLE WITH INFORMATION PROVIDED
27. LEASE AGREEMENT TO THE VIRGINIA ALCOHOLIC BEVERAGE CONTROL AUTHORITY DATED DECEMBER 5, 2018 AND RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA AS INSTRUMENT NO. 190002092. NOT A SURVEY RELATED ITEM
28. SUBJECT TO COVENANTS, EASEMENTS, RIGHT OF WAYS AND OTHER MATTERS INCLUDING THE SITE OF THE FORMER ATM MACHINE ON THE PREMISES HEREIN AND THIS COVENANT SHALL BE CONTINUING IN NATURE AND SHALL RUN WITH THE PREMISES HEREIN CONVEYED. ALSO, NON-EXCLUSIVE EASEMENTS TO USE THE PARKING LOTS AND PAVED PARKING AREAS AND DRIVEWAYS AND EXISTS TO THE STATE ROADS, AND DRAINAGE EASEMENT SHOWN ON THE SOUTHERN PORTION OF THE PROPERTY, SET FORTH IN A DEED DATED JULY 20, 2000 BY AND BETWEEN EARLE W. GREENE AND COLLEEN B. GREENE AND DANNY J. ATKINS, JR., AND TIFFANY R. ATKINS, AS RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN BOOK 885, PAGE 152. DOES AFFECT SUBJECT PROPERTY, NOT PLATTABLE WITH INFORMATION PROVIDED
29. MATTERS AS SHOWN ON PLAT OF SURVEY ENTITLED "DIVISION OF A PARCEL OF LAND ON THE EAST CORNER OF THE INTERSECTION U.S. ROUTE 220 BUS. & STATE ROUTE 966", AS RECORDED WITH THE CLERK'S OFFICE OF HENRY COUNTY, VIRGINIA IN MAP BOOK 92, PAGE 237. AS SHOWN HEREON

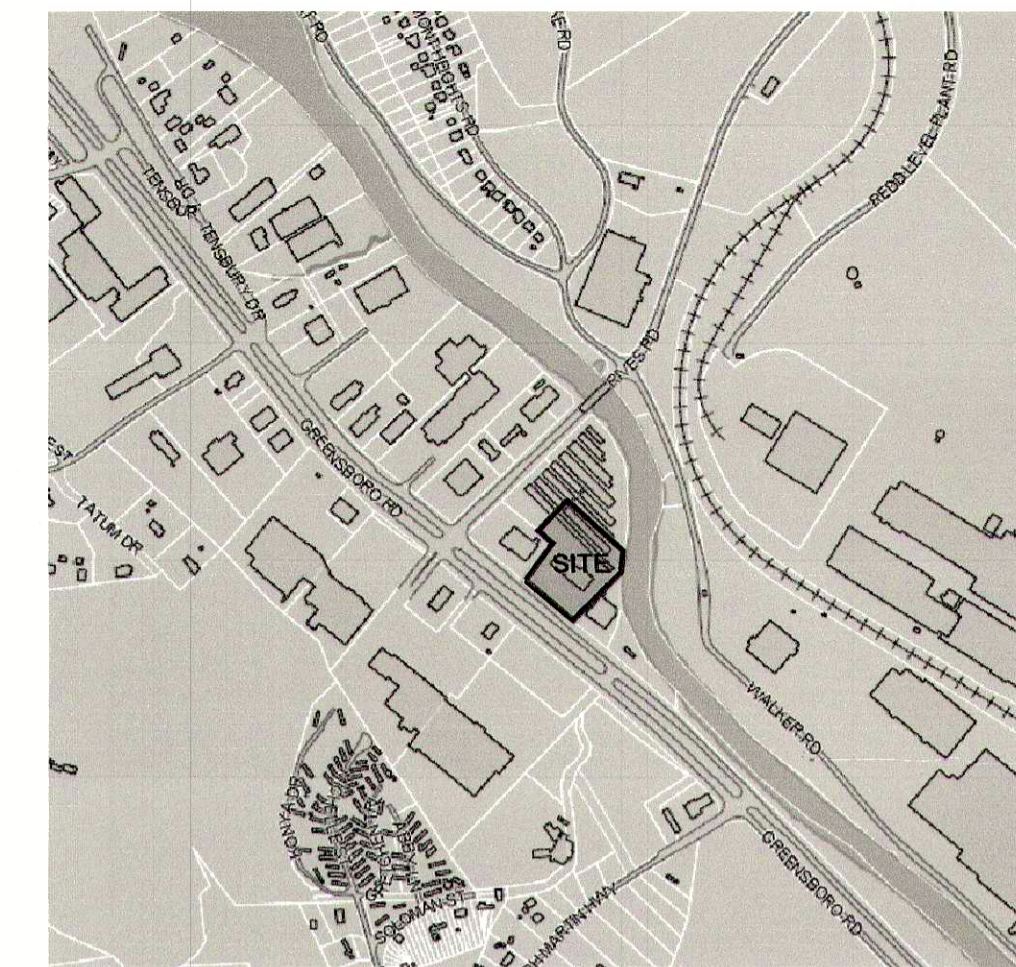
SURVEY CERTIFICATION

TO: MARTINSVILLE STRIP CENTER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, LAND SERVICES USA, INC., AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7C, 8, 9, 11, 13, 14 TO BE DETERMINED BY LENDER'S COUNSEL; OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5 & 8 NOVEMBER, 2019.

THE PROPERTY IN THE REFERENCED TITLE COMMITMENT PROVIDED IS THE SAME PROPERTY SHOWN HEREON.

Signature: Alan Clemons
ALAN CLEMONS, L.S. VA. REGISTRATION NO. 002823 DATE 12-16-19
aclemons@parkerdg.com



LOCATION MAP BY HENRY COUNTY GIS NO SCALE

GENERAL NOTES:

- 1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY DATED 10 OCTOBER, 2019.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51089C0163 C, EFFECTIVE DATE SEPTEMBER 26, 2008. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.

LEGAL DESCRIPTION (PROVIDED)

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE CITY OF MARTINSVILLE, COMMONWEALTH OF VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL CA, CONTAINING 2.060 ACRES, FRONTING 273.76 FEET ON THE EASTERN MARGIN OF U.S. ROUTE 220 AS SHOWN ON PLAT OF SURVEY FOR RIVES ROAD PARTNERS, L.L.C., DATED JUNE 5, 2006, MADE BY GARDNER LAND SURVEYING, INC., JOB NO. 06-038, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR HENRY COUNTY, VIRGINIA, IN MAP BOOK 93, PAGE 153.

IT BEING THE SAME PROPERTY CONVEYED TO MITCHELL-FLOYD PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED FROM RIVES ROAD PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY DATED DECEMBER 13, 2006, RECORDED DECEMBER 15, 2006 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HENRY, VIRGINIA, RECORDED AS INSTRUMENT NO. 060007376.

MAP OR PARCEL ID/GPIN# 52.1(000)000/040 (ACCT. #173770000)
THE LEGAL DESCRIPTION ABOVE IS THE SAME PROPERTY AS SURVEYED HEREON

ZONING

THE SUBJECT PROPERTY IS ZONED I-2 PER THE HENRY COUNTY ZONING ORDINANCE.

FRONT SETBACK - 35'
SIDE SETBACK - 0'
REAR SETBACK - 0'

(SEC. 21-1005. - YARD REGULATIONS.
A. SIDE. THE MINIMUM SIDE YARD FOR ALL STRUCTURES SHALL BE FIFTY (50) FEET IF THE ADJOINING PARCEL IS NOT ZONED TO AN INDUSTRIAL CLASSIFICATION. B. REAR. THE MINIMUM REAR YARD FOR ALL STRUCTURES SHALL BE FIFTY (50) FEET IF THE ADJOINING PARCEL IS NOT ZONED TO AN INDUSTRIAL CLASSIFICATION.

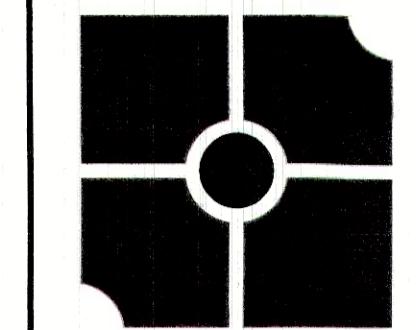
THE ZONING ADMINISTRATOR MAY REQUIRE AN APPROPRIATE TYPE OF SCREEN PLANTING AT THE SIDE OR REAR PROPERTY LINES FOR BUFFERING WHEN PROPERTIES ARE ADJOINING OR ADJACENT TO RESIDENTIAL OR AGRICULTURAL DISTRICTS.)

MAX HEIGHT - 75'

SURVEYOR'S NOTE

THERE WAS NO EVIDENCE OF THE FOLLOWING AS OF THE DATE OF THIS SURVEY:

- 1. OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS.
2. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES NOR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, OR BURIAL MARKINGS.

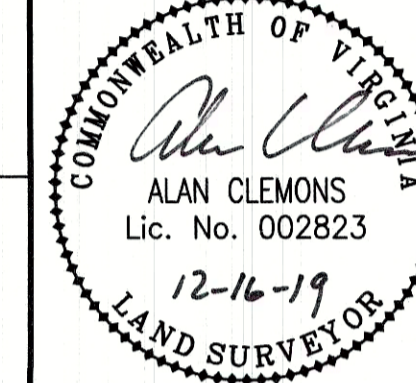


parker DESIGN GROUP
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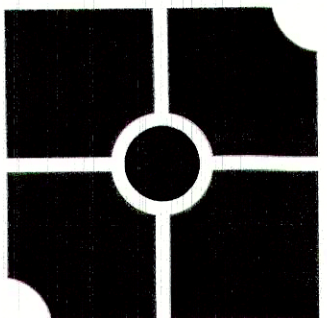


ALTA/NSPS LAND TITLE SURVEY FOR
MARTINSVILLE STRIP CENTER, LLC.
OF PARCEL CA
PLAT OF SURVEY FOR RIVES ROAD PARTNERS, LLC.
M.B. 93, PG. 153
RIDGEMAN MAGISTERIAL DISTRICT
HENRY COUNTY, VIRGINIA

REVISIONS

Table with columns: CALCS BY, DRAWN BY, CHECKED BY, SCALE, DATE, PROJECT NUMBER, SHEET NO.
Values: BDR, BDR, REC, MAC, 1" = 30', 16 DECEMBER, 2019, 19-0227:01, 1 OF 2

1 OF 2

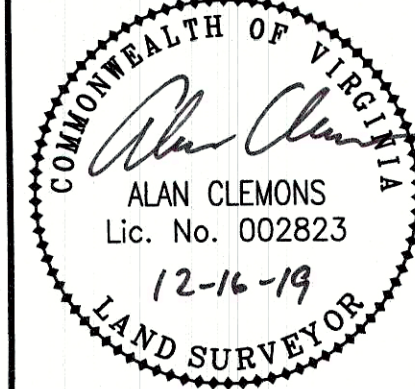


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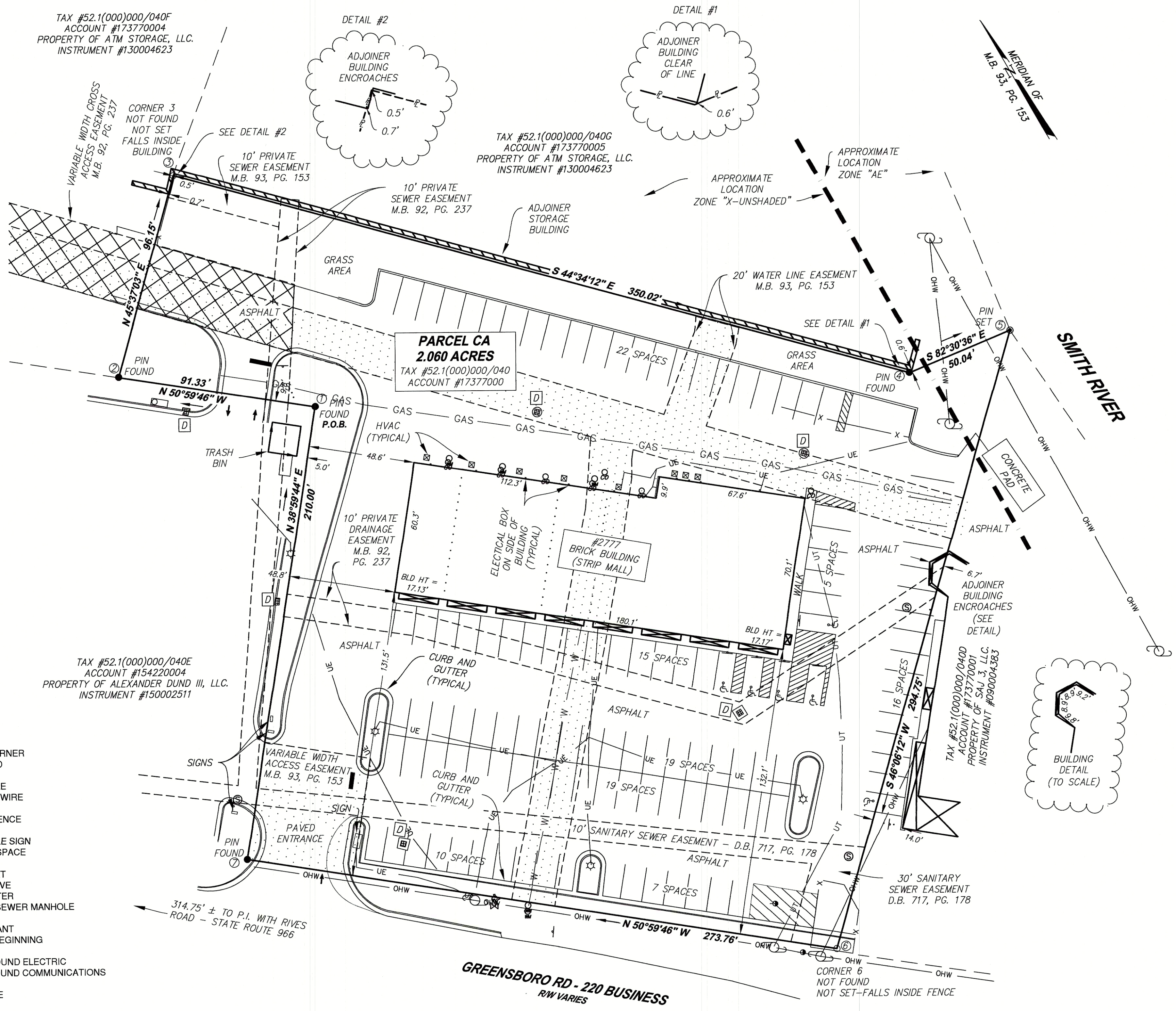
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**ALTANSPS LAND TITLE SURVEY FOR
MARTINSVILLE STRIP CENTER, LLC.**
OF PARCEL CA
PLAT OF SURVEY FOR RIVES ROADS PARTNERS, LLC.
M.B. 93, PG. 153
RIDGWAY MAGISTERIAL DISTRICT
HENRY COUNTY, VIRGINIA

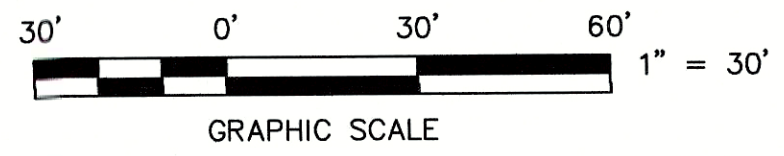
REVISIONS

CALCS BY:	BDR
DRAWN BY:	BDR
CHECKED BY:	REC, MAC
SCALE:	1" = 30'
DATE:	16 DECEMBER, 2019
PROJECT NUMBER:	19-0227:01
SHEET NO.:	2 OF 2



LEGEND:

- DEEDED CORNER
- IRON FOUND
- ⊙ IRON SET
- ⊕ UTILITY POLE
- OHW- OVERHEAD WIRE
- ☆ LIGHT POLE
- X- EXISTING FENCE
- ⊘ CLEAN OUT
- ⊙ SINGLE POLE SIGN
- HANDICAP SPACE
- ⊙ GUY WIRE
- ⊘ GRATE INLET
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ BOLLARD
- ⊙ FIRE HYDRANT
- P.O.B. POINT OF BEGINNING
- GAS- GAS LINE
- UE- UNDERGROUND ELECTRIC
- UT- UNDERGROUND COMMUNICATIONS
- ⊙ MAILBOX
- W- WATER LINE



S:\2019 Projects\19-0227 Martinsville Strip Mall\6 DWG\01 Survey Base - Production\01 ALTA (CURRENT)\18x26.dwg December 16, 2019 9:27:16 AM